

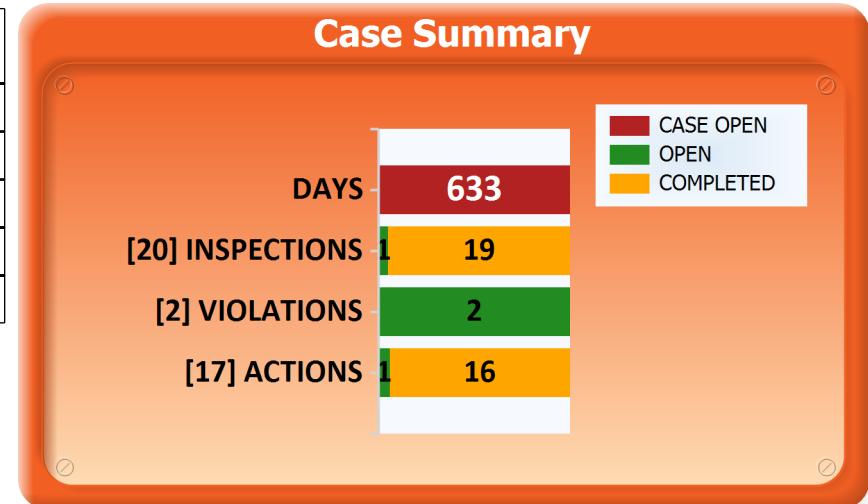


Case Details - No Attachments

City of Ocala

Case Number
2024_10921

Description: TRAILERS, BUSES AND TRANSIENT ACTIVITY ON PROPERTY		Status: HEARING	
Type: GENERAL VIOLATION		Subtype: JUNK DEBRIS	
Opened: 4/30/2024	Closed:	Last Action: 1/28/2026	Follow Up: 1/26/2026
Site Address: OCALA, FL 344755605			
Site APN: 22164-000-00		Officer: STEPHANI SMITH	
Details: CLTO MAILED OUT			



ADDITIONAL SITES

LINKED CASES

CONTACTS

Name Type	Name	Address	Phone	Fax	Email
OWNER	RESTORATIVE JUSTICE FOUNDATION	723 NW 30TH AVE OCALA, FL 34475-5605			
RESPONDENT 1	RESTORATIVE JUSTICE FOUNDATION INC	C/O WYCKOFF, CATHLEEN M (REGISTERED AGENT/PRESIDENT) OCALA, FL 34475-5605			

FINANCIAL INFORMATION

Description	Account	Qty	Amount	Paid	Paid Date	Receipt #	Check #	Method	Paid By	CLTD By
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$17.72	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	5	\$110.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	13	\$162.50	\$0.00						



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City of Ocala

Case Number

2024_10921

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES: \$308.97 \$0.00										
TOTALS: \$308.97 \$0.00										
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		
PERMITTED USES		5/1/2024			Please obtain approval from the Planning and Zoning Department for storage (such as buses, recreation)			<p>The following uses are permitted in the wholesale business (B-5) district:</p> <p>(1) Residential uses: Single-family dwelling, subject to the requirements of section 122-1194. (2) Retail uses: a. Auto supply store. b. Automobile rental sales. c. Automobile sales, new or used. d. Automobile specialty sales, new or used. e. Bakery store. f. Boat sales, subject to requirements of section 122-1205. g. Building material sales, subject to requirements of section 122-1205. h. Construction/farm equipment sales, subject to requirements of section 122-1205. i. Department store. j. Drugstore. k. Electronic store. l. Farmer's market, subject to requirements of section 122-1205. m. Flea market, subject to requirements of section 122-1205. n. Furniture store. o. Garden and nursery sales. p. Grocery store. q. Hardware store. r. Home decorating store. s. Home garden/hobby farm equipment sales, subject to requirements of section 122-1220. t. Liquor store, package. u. Manufactured/mobile home sales, subject to requirements of section 122-1205. v. Pharmacy, subject to requirements of section 122-1227. w. Playground equipment sales, outdoor, subject to requirements of section 122-</p>		



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						1209.xRecreational vehicle sales, subject to requirements of section 122-1205.y.Roadside fruit and vegetable sales. z. Satellite antennas sales, subject to requirements of section 122-1205.aa.Specialty retail store. bb. Swimming pool, spa, and hot tub sales (enclosed). cc. Swimming pool, spa, and hot tub sales (outdoor) subject to requirements of section 122-1205.dd.Used merchandise store, subject to the requirement of section 122-283.ee.Videotape store.(3)Service uses: a. Alcoholic beverage establishment (off-premises consumption). b. Alcoholic beverage establishment (on-premises consumption). c. Auto repair, minor. d. Automobile cleaning, detailing service. e. Bail bonds agency. f. Check cashing establishment. g. Coin-operated laundry. h. Commercial photography, art, and graphic. i. Computer maintenance and repair. j.
SECTION 122-743 PERMITTED USES B-5	STEPHANI SMITH	12/31/2025				**USE FOR NOVPH** Please either remove all vehicles, trailers, and any other additional items being stored on the vacant B-5 parcel, or adjust the current usage of the property to an acceptable usage by abiding and adhering to the limitations of usage for outdoor storage. Please contact the Planning and Zoning Department at (352)-629-8404 for limitations of storage to a B-5 parcel (such as any use in the B-5 district which consists in whole or in part of sales, services, preparation or repair or displaying of merchandise must be in a completely enclosed building).

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES



Case Details - No Attachments

City of Ocala

Case Number

2024_10921

INITIAL	SMS	5/1/2024	5/1/2024	COMPLETE		<p>On 05/01/2024, I have responded out to the listed property in reference to a citizen's complaint about trailers, buses, and transient activity. I have observed a vacant lot with the storage of buses, cargo trailer, and recreational trailers. View attachments. CLTO sent to Admin, and a Follow-Up has been scheduled.</p>
FOLLOW-UP	SMS	5/30/2024	5/30/2024	COMPLETE		<p>On 05/30/2024, I have responded out to the property in reference to a re-inspection. I have observed that trailers, buses, RV's, etc remain on the property. I have spoken to the property owner that has informed me that she was out of town recently for a week. However, she will start to move things out again next week (such as donating these items, returning them to other places such as Habitat for Humanity and Restorative Justice), etc. *Two have already will be removed, and other two belong to Big Oaks*. Set inspection within a few weeks to monitor progress.</p>
CASE WORK	SMS	6/6/2024	6/6/2024	COMPLETE		<p>On 06/05/2024, the property owner has called me in reference to two cases (CN:#2024_10902 and CN:#2024_10921). She has informed me that she has spent two hours at the Growth Management Department, and the Zoning Department informed her that the zone would have to be changed to an M-1 in order to have the outdoor storage. She has stated over the phone that she will be submitted the re-zoning application soon (within the next day or two) to possibly convert the two properties or one of the properties to an impound yard. One of these lots (27 lot) will be cleared by the end of the month.</p>



Case Details - No Attachments

City of Ocala

Case Number

2024_10921

CASE WORK	SMS	7/9/2024	7/9/2024	COMPLETE	<p>On 07/09/2024, the property owner Cathy Wyckoff has contacted me in reference to this property. She has informed me that the RV's to the front of the property have been given away, and the titles are currently being transferred. As for the buses, she will be contacting Faith and Justice for that is the agency in which these buses belong to. She has informed me that there is a meeting that will be held with the Zoning Department sometime next week (or Monday/Tuesday of the following week dependent on availability of the members). They will be discussing the possibility of land usage (zoning change) and a leasee that was interested in utilizing this property. I have also taken updated photos of the property (to which it does appear some vehicles have been removed). View attachments.</p>
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Case Details - No Attachments

City of Ocala

Case Number

2024_10921

CASE WORK	SMS	11/6/2024	11/6/2024	COMPLETED	<p>On 11/05/2024 at 08:01 A.M., I have received a phone call from the property owner Mrs. Kathy Wyckoff (at 772-284-2307) in reference to an update about the property. She has informed me over the phone that she will be changing the zoning to an M-1 designation for both parcels (22164-000-00 and 22166-000-00). I have also reminded her over the phone that the storage of the items that are currently on the vacant properties was not allowed (unless approved by zoning by accessory use/must have a primary structure on the property). She also has informed me that she is speaking to a pastor about donating the two buses on the property (since she has stated that the sheriff's department along with Faith and Justice will not accept or take these buses onto their property). On 11/06/2024, I have responded out to the property, and I have taken updated pictures to reflect the property's condition. I have observed that the trailers belonging to Habitat for Humanity has been removed from off the property. All that remains is a cargo trailer (for a semi-truck) in addition to the two buses. All other items have been removed from off the property. View attachments. Set inspection to monitor progress.</p>
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Case Details - No Attachments

City of Ocala

Case Number

2024_10921

CASE WORK	SMS	12/10/2024	12/10/2024	COMPLETED	<p>On 12/10/2024, I have called Ms. Wyckoff in reference to an update for this case. She has informed me that the semi-trailer will be moved (she has to acquire a semi to move it off the property). As for the two buses, there is a possibility that they will be donated for the sheriff's office does not want them. She has been in contact with someone that was interested in them, but they would have to find a place to store them. She also mentioned that she has submitted the re-zoning application, but has received an answer that there may be a board meeting for this application in January 2025 or February 2025. She has been completing remodeling jobs in South Florida but will be driving up sometime today to inquire furthermore on this. View attachments. Set inspection to monitor progress.</p>
CASE WORK	SMS	1/22/2025	1/22/2025	COMPLETED	<p>On 01/22/2025, I have called the property owner in reference to an update for this case. She has informed me that she is still working on removing the items from off the property. She has mentioned that she either wanted to come up sometime this week or next week to have another meeting concerning her properties (and the future use of them). In addition to this, she has requested information about the liens of her properties (to which I have provided the information such as source of complaint, date it was opened, the officer involved, etc). View attachments. Set inspection in a few weeks to monitor progress.</p>



Case Details - No Attachments

City of Ocala

Case Number

2024_10921

CASE WORK	SMS	2/13/2025	2/13/2025	COMPLETED	<p>On 02/13/2025, I have re-inspected the property to monitor any progress conducted at the property. The property still has two derelict buses, in addition to a semi-trailer (expired paper tag from Indiana dated back in 2022). Along with this, a camper/recreational trailer has been recently added onto the property (with one of the wheels amiss in addition to unreadable sticker for the tag). No active site plan and/or site-related permit(s) on file as of this date for storage of these items. View attachments. Set inspection to monitor progress and/or directive.</p>
CASE WORK	SMS	3/5/2025	3/5/2025	COMPLETED	<p>On 03/05/2025, the property owner (Cathleen Wyckoff) has called me in reference to her two properties (22166-000-00 & 22164-000-00). She has informed me that the items will be removed off the property in the near future (for they are taking these items to auction in April). As for the buses, she will more than likely have them placed in storage for those that are interested in them. In the last few weeks, she has sold two recreational trailers.</p>
CASE WORK	SMS	4/3/2025	4/3/2025	COMPLETED	<p>On 04/03/2025, I have re-inspected the property in reference to storage on a vacant parcel/lot. I have observed that the two yellow school buses remain on the property. In addition to this, the semi-truck trailers are also still on the property. Along with this, a recreational trailer with a missing wheel and broken windows with a "For Sale" sign is on the property. A new addition is the multiple storage containers on the property. I have taken updated pictures to reflect the condition of the property. Referred information to Admin for next stage.</p>



Case Details - No Attachments

City of Ocala

Case Number

2024_10921

CASE WORK	SMS	4/9/2025	4/9/2025	COMPLETED	<p>On 04/09/2025, I have received a phone call from the property owner (at 08:11 A.M.). She has called with an update regarding her properties (with this being one of them). She has informed me that items are being collected into one semi-trailer, and the semi-trailers would be removed. As for the buses, no one will take them, so she will inquire about an RV site possibly taking them. Along with this, she has informed me that the storage containers do not belong to her. They belonged to Habitat for Humanity, and they have placed them onto her property. She has asked if they have called me (or the office about it with asking for permission) to which I have informed her no one has contacted me regarding the storage containers. Later in the day, Admin has informed me to set an inspection to follow-up in the next 30 days with this property. Set inspection to monitor progress.</p>
CASE WORK	SMS	5/12/2025	5/12/2025	COMPLETED	<p>On 05/12/2025, I have re-inspected the property in reference to the storage of items on a vacant lot. I have taken pictures and updated the case file to reflect the condition of the property. Multiple items such as buses and trailers remain at the property. The cargo containers have been removed from off the property. View attachments. The property owner has also called me in reference to her cases and properties to inform me that she is up in Ocala today to continue working towards progress.</p>
CASE WORK	SMS	6/5/2025	6/5/2025	COMPLETED	<p>On 06/05/2025, I have re-inspected the property in reference to the storage of vehicles and trailers on the vacant lot. I have observed three yellow buses, three semi-truck trailers, one white bus, one utility trailer, one recreational trailer, and a white shuttle bus on the property. View attachments. Set inspection to monitor progress.</p>



Case Details - No Attachments

City of Ocala

Case Number

2024_10921

CASE WORK	SMS	7/7/2025	7/7/2025	COMPLETED		On 07/07/2025, I have re-inspected the property in reference to the storage of items (such as buses and trailers) on the property. I have observed that multiple buses and trailers (such as trailers for semi's, horse trailer, utility trailer, etc) remain at the property. View attachments. Set inspection to monitor progress.
CASE WORK	SMS	8/7/2025	8/7/2025	NON COMPLIANT		On 08/07/2025, I have re-inspected the property in reference to permitted uses of the vacant parcel. On this date, I have observed that the vacant parcel continues to be used as storage (unpermitted use). View attachments.
CASE WORK	SMS	11/13/2025	11/13/2025	NON COMPLIANT		On 11/13/2025, I have re-inspected the property in reference to storage of items on a vacant lot (such as trailers, vehicles, etc). Property continues to be in non-compliance. View attachments.
CASE WORK	SMS	12/15/2025	12/15/2025	NON COMPLIANT		On 12/15/2025, I have re-inspected the property in reference to any case progression. I have observed that the property still remains in the same state (vacant lot that is being used for storage). Set inspection to monitor progress.



Case Details - No Attachments

City of Ocala

Case Number

2024_10921

CASE WORK	SMS	12/31/2025	12/31/2025	NON COMPLIANT		On 12/31/2025, I have re-inspected the property in reference to the storage of items on a vacant B-5 parcel. I have observed that the storage of said items continue to exist on the vacant B-5 parcel (such as commercial vehicles such as buses, trailers, etc). I have verified with the Planning and Zoning Department that this is classified as an unpermitted use (and would be only permissible under certain conditions such as an approved enclosed building and its use as a business). As for the storage of trailers, this is only permissible for a M-2 and M-3 zone as an accessory/supplemental use. Due to the lapse of time and little progress (with items continuing to exist and being stored on the property), I have decided to proceed with the NOVPH. View attachments. NOVPH generation assigned to Admin, and inspections have been scheduled.
CASE WORK	SMS	1/22/2026	1/22/2026	NON COMPLIANT		On 01/22/2026, I have re-inspected the property in reference to the NOVPH compliance inspection. I have observed that storage of commercial vehicles such as buses and trailers continue to exist on the vacant B-5 property. View attachments.
HEARING INSPECTION	SMS	1/26/2026				

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CONTACT	STEPHANI SMITH	11/7/2024	11/7/2024	PHONE CALL FROM MS WYCKOFF @ 772-284-2307. CALLED TO INFORM ME THAT SHE IS RE-SUBMITTING ZONE CHANGE REQUEST (SINCE PROPERTY IS UNDER HER DAUGHTER'S NAME). MIGHT BE ON THE JANUARY DOCKET.
CONTACT	STEPHANI SMITH	12/10/2024	12/10/2024	PHONE CALL TO MS WYCKOFF @ 772-284-2307
CONTACT	STEPHANI SMITH	1/22/2025	1/22/2025	PHONE CALL TO PROPERTY OWNER W/ REQUEST OF AN UPDATE



Case Details - No Attachments

City of Ocala

Case Number

2024_10921

CONTACT	STEPHANI SMITH	2/13/2025	2/13/2025	MS WYCKOFF @ 772-284-2307 PHONE CALL FROM WYCKOFF. INFORMED ME THAT SHE IS ATTENDING MEETING TOMORROW WITH J. SHRUM.
CONTACT	STEPHANI SMITH	2/18/2025	2/18/2025	MS. WYCKOFF- 772.284.2307 CALLED IN REFERENCE TO THIS PROPERTY W/ UPDATE. PUT ROGER'S RV FOR SALE. ONE POSSIBLE INTERESTED BUYER.
CONTACT	STEPHANI SMITH	2/18/2025	2/18/2025	WYKOFF-772.284.2307 CALLED IN REFERENCE TO PROPERTY. INFORMED ME THAT RV FOR ROGER IS FOR SALE. ONE INTERESTED BUYER.
CONTACT	STEPHANI SMITH	3/5/2025	3/5/2025	CATHY WYCKOFF- 772.282.2307
CONTACT	STEPHANI SMITH	3/27/2025	3/27/2025	Cathy Wyckoff (772-284-2307) The property owner has called me and informed me in reference to this case. The semi-trailers will be sold. The buses she will more than likely BE signed off to someone else or moved to store it on a different property.
CONTACT	STEPHANI SMITH	4/9/2025	4/9/2025	CONTACT VIA PHONE CALL W/ PROPERTY OWNER
CONTACT	STEPHANI SMITH	4/29/2025	4/29/2025	On 04/29/2025, Cathy Wyckoff (at 772-284-2307) has called in reference to an update. She has informed me that they have hired someone to remove all the items from off the properties, and it should begin starting this weekend (or beginning of next week). She also inquired about the neighboring properties (such as 2505 NW Old Blitchton RD).
CONTACT	STEPHANI SMITH	5/12/2025	5/12/2025	Cathy Wykcoff (772)-284-2307 The property owner has called in reference to her properties (22166-000-00 and 22164-000-00). She has informed me that she is up in Ocala to continue with the progress of removing the items (such as trailers, vehicles, etc) from off the properties.



Case Details - No Attachments

City of Ocala

Case Number
2024_10921

PREPARE NOTICE	SHANEKA GREENE	1/2/2026	1/5/2026	NOVPH X 1 RESTORATIVE JUSTICE FOUNDATION INC C/O WYCKOFF, CATHLEEN M (REGISTERED AGENT/PRESIDENT) 723 NW 30TH AVE OCALA FL 34475-5605
ADMIN POSTING	SHANEKA GREENE	1/5/2026	1/5/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	1/5/2026	1/5/2026	NOVPH MAILED 91 7199 9991 7039 7682 7861 RESTORATIVE JUSTICE FOUNDATION INC WYCKOFF CATHLEEN M (REGISTERED AGENT) 723 NW 30TH AVE OCALA, FL. 34475-5605
OFFICER POSTING	STEPHANI SMITH	1/6/2026	1/6/2026	NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY. SIGNED AFFIDAVIT OF POSTING PROVIDED TO ADMIN. VIEW RELATED ATTACHMENTS.



Case Details - No Attachments

City of Ocala

Case Number

2024_10921

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	1/16/2026	1/20/2026	<p>Find the Respondent(s) guilty of violating city code section(s): 122-743 and order to:</p> <p>1,) Remove all items and vehicles stored upon the property in relation to permitted uses in the B-5 zoning district by 4:00 pm on Thursday, February 26th, 2026, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the Respondent(s) fail to comply by 7:00 am on Friday, February 27th, 2026, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until this violation has been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include removal of all items, abandoned or derelict vehicles/trailers in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies.</p> <p>2.) Pay the cost of prosecution of \$308.97 by February 26th, 2026.</p> <p>Non-compliance (Massey) hearing: 03/25/2026</p>
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	1/28/2026		NEW BUSINESS

BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA

THE CITY OF OCALA

CASE NO: 2024_10921

Petitioner,

VS.

RESTORATIVE JUSTICE FOUNDATION
INC

Respondents /

**AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)**

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, STEPHANI SMITH, Code Inspector for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

1. Code Enforcement Special Magistrate Hearing:

Cost	# of hour(s)	Total:
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Attorney Fees:

2. Inspector(s) Time:

Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	\$162.50

3. Clerical & Casework Time:

Cost	# of hour(s)	Total:
Clerical:	\$22.00	\$110.00

4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)

Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	1		\$18.75

5. Copies of Related Document(s):

Cost	# of page(s)	Total:
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Clerical:

6. Postage Cost(s):

Cost	# of Regular	Cost	# of Certified	Total:
Postage:		\$17.72	2	\$17.72

7. Administrative Fee(s):

Cost	Total:
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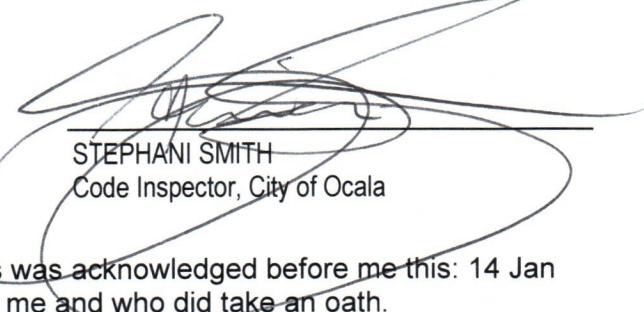
Fee(s):

Total Costs: \$308.97

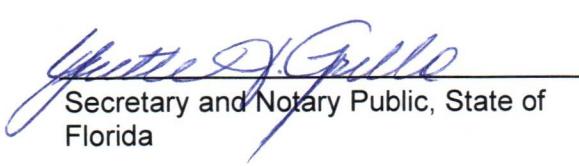
FURTHER. AFFIANT SAYETH NOT. Dated This:

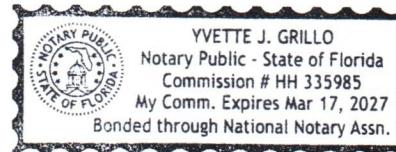
1/14/2026

STATE OF FLORIDA
COUNTY OF MARION


STEPHANI SMITH
Code Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 14 Jan
by STEPHANI SMITH who is personally known to me and who did take an oath.


Yvette J. Grillo
Secretary and Notary Public, State of
Florida



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

22164-000-00

Prime Key: 557099

[MAP IT+](#)

Current as of 1/5/2026

Property Information

RESTORATIVE JUSTICE
FOUNDATION INC
723 NW 30TH AVE
OCALA FL 34475-5605

M.S.T.U.

PC: 10

Acres: .70

Taxes / Assessments:

Map ID: 161

Millage: 1001 - OCALA

2025 Certified Value

Land Just Value	\$167,706		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$167,706	Impact	
Total Assessed Value	\$101,462	<u>Ex Codes:</u>	(\$66,244)
Exemptions	\$0		
Total Taxable	\$101,462		
School Taxable	\$167,706		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$167,706	\$0	\$0	\$167,706	\$101,462	\$0	\$101,462
2024	\$167,706	\$0	\$0	\$167,706	\$92,238	\$0	\$92,238
2023	\$106,722	\$0	\$0	\$106,722	\$83,853	\$0	\$83,853

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6649/0119	03/2017	05 QUIT CLAIM	0	U	V	\$100
2136/0933	05/1995	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$41,000
2136/0930	04/1995	05 QUIT CLAIM	0	U	V	\$100
1767/0385	08/1990	05 QUIT CLAIM	0	U	V	\$100
1610/1689	10/1989	07 WARRANTY	9 UNVERIFIED	U	V	\$92,000
0727/0531	02/1976	02 DEED NC	0	U	V	\$100

Property Description

SEC 12 TWP 15 RGE 21

COM 1.68 FT N & S 89-59 E 106.75 FT FROM SW COR OF W 1/2
OF SE 1/4 OF NW 1/4 OF SW 1/4 TH N 277.33 FT TO SLY RWY LINE
OLD BLITCHTON RD TH S 63-12 E ALONG RD RWY LINE 131.64 FT
TH S 218.01 FT TO N RWY LINE ST RD NO 500 TH N 89-59 W ALONG

HWY RWY LINE 117.50 FT TO POB
EXC RD ROW

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	1000	.0	.0	B5	30,492.00	SF							
Neighborhood 9966													
Mkt: 2 70													

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
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Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
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DAVID R ELLSPERMAN CLERK & COMPTROLLER MARION CO
DATE: 10/03/2017 01:32:31 PM
FILE #: 2017089237 OR BK 6649 PGS 119-120
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$0.70 MDS: \$0 INT: \$0

Return to:

Name: Cathleen M. Wyckoff
Address: 723 NW 30th Avenue, Ocala, Florida 34475

This Instrument Prepared by: Cathleen M. Wyckoff
723 NW 30th Avenue, Ocala, FL 34475

This Quit-Claim Deed, Executed this 15th day of March, A.D. 2017, by Cathleen M. Wyckoff and Carole A. Wyckoff (transferor), of 723 NW 30th Avenue, City of Ocala, County of Marion, State of Florida & 7380 SW 86th Lane, City of Ocala, County of Marion, State of Florida, to Restorative Justice Foundation, Inc. (transferee), of 723 NW 30th Avenue, City of Ocala, County of Marion, State of Florida,

Witnesseth, That the said first party, for and in consideration of the sum of \$10.00 (Ten Dollars) in hand by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Marion, State of Florida, to wit:

Parcel Number: 22164-000-00

COMMENCING AT THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE SE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE NORTH ALONG THE WEST BOUNDARY OF SAID WEST 1/2 OF THE SE 1/4 OF THE NW 1/4 OF THE SW 1/4, 1.68 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 500 (LINCOLN STREET); THENCE S.89°59'E. ALONG SAID NORTH RIGHT OF WAY LINE, 106.75 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 277.33 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF OLD BLITCHTON ROAD; THENCE S.63°12'E. ALONG SAID RIGHT OF WAY LINE, 131.64 FEET; THENCE SOUTH 218.01 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 500 (LINCOLN STREET); THENCE N. 89°59'W. ALONG SAID RIGHT OF WAY LINE, 117.50 FEET TO THE POINT OF BEGINNING. EXCEPT ADDITIONAL ROAD RIGHT OF WAY.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said transferor, either, in law or equity, to the only proper use, benefit and behoof of the said transferee forever.

In Witness Whereof, The said transferor has signed and sealed these presents the day and year first above written,

Signed, sealed and delivered in presence of:

Beverly Brewer
WITNESS Beverly Brewer

Gina Sollars
WITNESS Gina Sollars

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and the County aforesaid to take acknowledgments, personally appeared CATHLEEN M. WYCKOFF to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of March, AD 2017.



GINA W. SOLLARS
MY COMMISSION # FF 204681
EXPIRES: April 26, 2019
Bonded Thru Budget Notary Services

Cathleen M. Wyckoff
L.S.
CATHLEEN M. WYCKOFF

Beverly Brewer
WITNESS Beverly Brewer

Gina Sollars
WITNESS Gina Sollars

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and the County aforesaid to take acknowledgments, personally appeared CAROLE A. WYCKOFF to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of March, AD 2017.



GINA W. SOLLARS
MY COMMISSION # FF 204681
EXPIRES: April 26, 2019
Bonded Thru Budget Notary Services

Carole A. Wyckoff
L.S.
CAROLE A. WYCKOFF

Page 2 Quit-Claim Deed



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
RESTORATIVE JUSTICE FOUNDATION, INC.

Filing Information

Document Number N99000004190
FEI/EIN Number 59-3589320
Date Filed 07/13/1999
State FL
Status INACTIVE
Last Event ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed 09/24/2021
Event Effective Date NONE

Principal Address

723 NW 30TH AVENUE
OCALA, FL 34475

Changed: 11/21/2017

Mailing Address

723 NW 30TH AVENUE
OCALA, FL 34475

Changed: 11/21/2017

Registered Agent Name & Address

WYCKOFF, CATHLEEN M
723 NW 30TH AVENUE
OCALA, FL 34475

Name Changed: 11/21/2017

Address Changed: 04/23/2012

Officer/Director Detail

Name & Address

Title VP

GREENE, MORGAN N
410 EVERNIA STREET
STE 104
WEST PALM BEACH, FL 33401

Title P

WYCKOFF, CATHLEEN M
723 NW 30TH AVENUE
OCALA, FL 34475

Annual Reports

Report Year	Filed Date
2018	04/30/2018
2019	04/30/2019
2020	04/30/2020

Document Images

04/30/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
11/21/2017 -- Amendment	View image in PDF format
02/16/2017 -- REINSTATEMENT	View image in PDF format
04/30/2015 -- ANNUAL REPORT	View image in PDF format
05/20/2014 -- Name Change	View image in PDF format
04/29/2014 -- ANNUAL REPORT	View image in PDF format
07/25/2013 -- Name Change	View image in PDF format
04/29/2013 -- ANNUAL REPORT	View image in PDF format
04/23/2012 -- ANNUAL REPORT	View image in PDF format
03/24/2011 -- ANNUAL REPORT	View image in PDF format
07/12/2010 -- ANNUAL REPORT	View image in PDF format
04/13/2010 -- ANNUAL REPORT	View image in PDF format
03/29/2010 -- ANNUAL REPORT	View image in PDF format
08/18/2009 -- REINSTATEMENT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
10/02/2006 -- REINSTATEMENT	View image in PDF format
09/07/2005 -- ANNUAL REPORT	View image in PDF format
03/31/2004 -- ANNUAL REPORT	View image in PDF format
01/06/2004 -- REINSTATEMENT	View image in PDF format
01/26/2002 -- ANNUAL REPORT	View image in PDF format
10/19/2001 -- REINSTATEMENT	View image in PDF format
02/24/2000 -- ANNUAL REPORT	View image in PDF format
07/13/1999 -- Domestic Non-Profit	View image in PDF format



GROWTH MANAGEMENT DEPARTMENT

CODE ENFORCEMENT DIVISION

201 SE 3RD STREET (2ND FLOOR) OCALA, FL 34471

5/1/2024

CASE NO: **2024_10921**

RESTORATIVE JUSTICE FOUNDATION INC
723 NW 30TH AVE
OCALA FL 34475-5605

RE: 22164-000-00 | SITUS ADDRESS NOT ASSIGNED

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Officer on the referenced property listed above. Please see the following page(s) for a detailed list and description of those violations, along with their corresponding photograph(s).

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by **5/29/2024**. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Special Magistrate for a hearing.

You may contact me at **(352) 355-5242**. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

Respectfully,

Stephani Smith
Code Enforcement Officer

Section 122-743 - Permitted Uses.

Brief Description: Please obtain approval from the Planning and Zoning Department for storage (such as buses, recreational trailers, RV's, cargo trailers, etc). Storage of said items is not allowed in a B-5 Zone prior to approval (storage is allowed as an accessory use, but not main usage). Contact the Zoning Department at (352)-629-8404 to proceed with approval process.





City of Ocala

GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471

NOTICE OF VIOLATION AND PUBLIC HEARING

01/06/2026

RESTORATIVE JUSTICE FOUNDATION INC
WYCKOFF CATHLEEN M (REGISTERED AGENT)
723 NW 30TH AVE
OCALA, FL. 34475-5605

Respondent(s) _____ /

Location of Violation: 22164-000-00|VACANT LOT

Case Number: 2024_10921

Inspector Assigned: Stephani Smith

Required Compliance Date: 01/26/2026

Public Hearing Date & Time: 01/28/2026 10:30

Violation(s) and How to Abate:

SECTION 122-743 PERMITTED USES B-5

Please either remove all vehicles, trailers, and any other additional items being stored on the vacant B-5 parcel, or adjust the current usage of the property to an acceptable usage by abiding and adhering to the limitations of usage for outdoor storage. Please contact the Planning and Zoning Department at (352)-629-8404 for limitations of storage to a B-5 parcel

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code inspector elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

*City of Ocala - City Hall – 2nd Floor (Council Chambers)
110 SE Watula Avenue Ocala, FL 34471*

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

You are entitled to be represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by this Board/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR YOU TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

Stephani Smith Code Inspector
smsmith@ocalafl.gov
352-355-5242

CITY OF OCALA
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor), OCALA, FLORIDA 34471

CASE NO: 2024_10921

AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

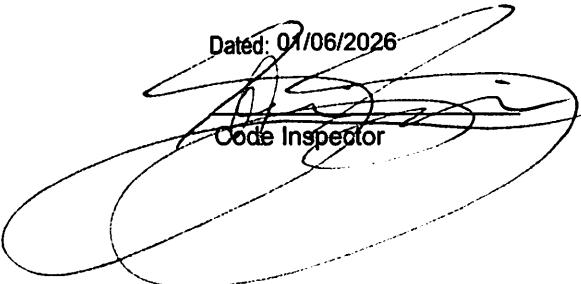
STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority personally appeared, Stephani Smith, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 01/06/2026 post the Notice of Violation & Public Hearing to the property, located at 22164-000-00|VACANT LOT.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

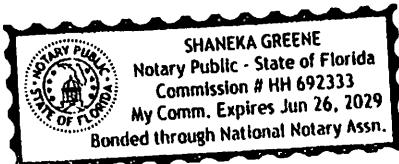
Dated: 01/06/2026

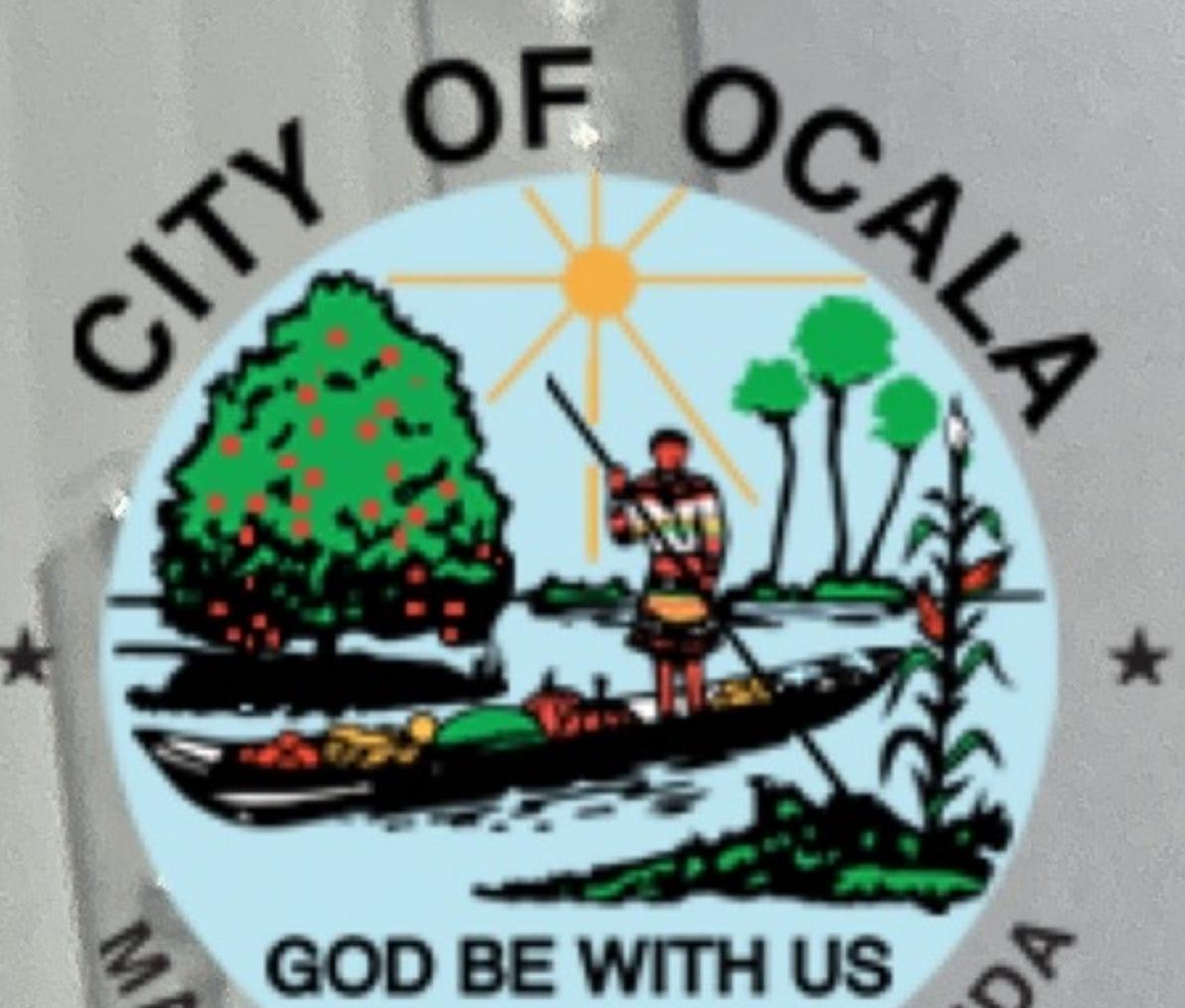

Code Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 01/06/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





MARION COUNTY, FLORIDA



MARION COUNTY, FLORIDA

City of Ocala

GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471

NOTICE OF VIOLATION AND PUBLIC HEARING

01/06/2026

RESTORATIVE JUSTICE FOUNDATION INC
WYCKOFF CATHLEEN M (REGISTERED AGENT)
723 NW 30TH AVE
OCALA, FL. 34475-5605

Respondent(s)

Location of Violation: 22164-000-00|VACANT LOT

Case Number: 2024_10921

Inspector Assigned: Stephani Smith

Required Compliance Date: 01/26/2026

Public Hearing Date & Time: 01/28/2026 10:30

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Please either remove all vehicles, trailers, and any other additional items being stored on the vacant B-5 parcel, or adjust the current usage of the property to an acceptable usage by abiding and adhering to the limitations of usage for outdoor storage. Please contact the Planning and Zoning Department at (352)-629-8404 for limitations of storage to a B-5 parcel

City of Ocala
Code Enforcement Division
1/6/26, 9:51 AM

CITY OF OCALA
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor), OCALA, FLORIDA 34471

CASE NO: 2024_10921

AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority personally appeared, Shaneka Greene, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 01/05/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

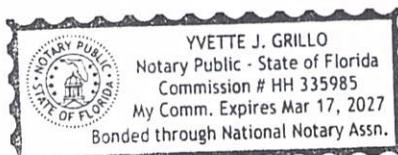
FURTHER, AFFIANT SAYETH NAUGHT.


Dated: 01/05/2026
Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 01/05/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Yvette J. Grillo
Notary Public, State of Florida



April 10, 2025

Habitat for Humanity via hand delivery at the Restore Location
926 NW 27th Avenue
Ocala, Florida 34475

To Whom it May Concern:

I have checked with Ocala Code Enforcement and unfortunately, they cannot authorize you to leave the storage containers on the parcel where they are located that has an active code enforcement complaint made by a fellow tenant. That tenant left but Code Enforcement is obligated legally to continue to require me to completely clear the lot to avoid fines and liens.

As I told your agency I fully support your vision and the work you do in our community to house families and if I had the ability to authorize you to use the lot as storage, I would gladly give it. Sadly, the code complaint has made that impossible going forward and the lot must be completely clear of everything except grass! The city can be contacted at Code Enforcement if you wish to discuss potential timelines as they will work with you I am certain if you communicate with them directly.

Best of luck to all of you, thanks again for what you do to alleviate homelessness.

Sincerely,



Cathy Wyckoff
cathywyckoff@gmail.com
772-284-2307



ReStore
"A Thrift Store With a Mission"

352-401-0075

27th ReStore
926 NW 27th Ave
Ocala, FL 34475

200 ReStore
10800 SW 91st Ave
Ocala, FL 34481

www.HabitatOcala.org

Delivered 11:10 AM



01/05/2024 08:43
City of Ocala
Code Enforcement Division



GOD BE WITH US

MARION COUNTY, FL



01/05/2024 08:43

City of Ocala
Code Enforcement Division



City of Ocala
Code Enforcement Division
1/22/26, 10:00 AM



City of Ocala
Code Enforcement Division
1/22/26, 10:00 AM



City of Ocala
Code Enforcement Division
1/22/26, 10:00 AM